

港珠澳大橋香港口岸上蓋發展

的規劃、工程及建築研究 — 可行性研究

PLANNING, ENGINEERING AND ARCHITECTURAL STUDY FOR TOPSIDE DEVELOPMENT AT HONG KONG BOUNDARY CROSSING FACILITIES ISLAND OF HONG KONG-ZHUHAI-MACAO BRIDGE – FEASIBILITY STUDY

第一階段社區參與

Stage 1 Community Engagement

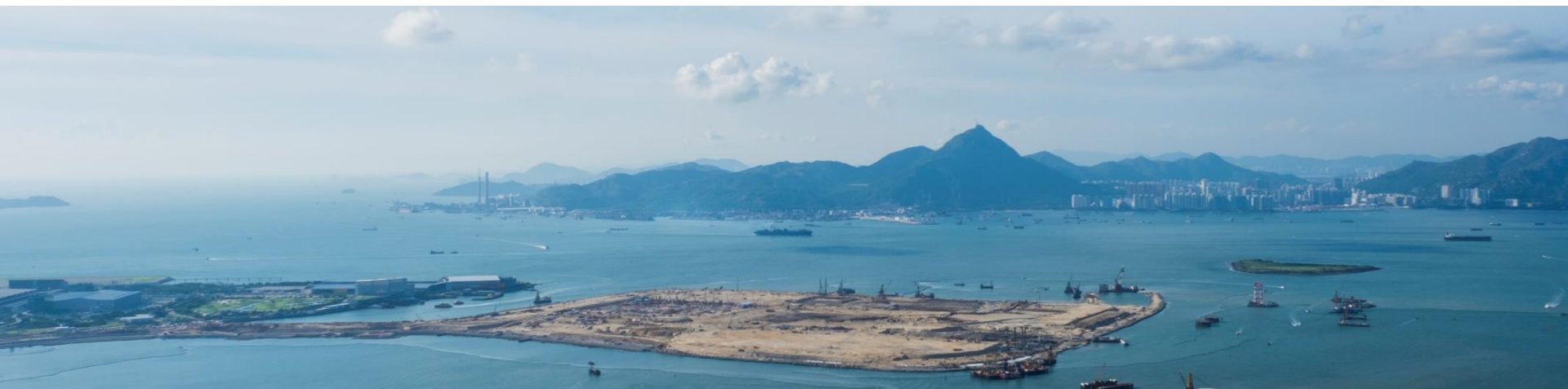
社區論壇

Community Forum

23/8/2015



研究背景及目的 STUDY BACKGROUND AND OBJECTIVES



背景 Background

- **面積:** 約150公頃 (包括香港口岸約130公頃及屯門至赤鱸角連接路約20公頃)
Area: 150 hectares (about 130 hectares for the Hong Kong Boundary Crossing Facilities and about 20 hectares for Tuen Mun-Chek Lap Kok Link (TM-CLKL) Southern Landfall)
- **已規劃設施:** 貨物、旅客及車輛檢查和通關設施、執法部門的辦公地方、道路設施、停車場、公共運輸交匯處，以及相關的土木工程和環境美化工程等
Planned Facilities: Cargo and passenger clearing and vehicle inspection facilities, offices for law enforcement agencies, roads, car parks, public transport interchange and associated civil works, and landscaping works
- **目前狀況:** 填海及基礎建設工程現正進行中
Current Status: Reclamation and infrastructure works are currently under construction

研究背景及目的 STUDY BACKGROUND AND OBJECTIVES

背景 Background

- 北大嶼山的區域交通樞紐
Regional transport hub of North Lantau
- 珠江三角洲東、西兩部的交匯點
Crossroads of Eastern and Western Pearl River Delta (PRD) regions

目的 Objectives

- 探討如何善用香港口岸的上蓋和地下空間作商業及其他經濟用途
Explore the optimum utilisation of land at the HKBCF Island for topside and underground development for commercial and other economic land uses
- 評估市場定位
Assess the market positioning
- 建議整體發展概念
Recommend an overall development concept
- 制定合適發展參數
Formulate the appropriate development parameters
- 制定實施及執行策略
Propose implementation and operation strategy



研究過程 STUDY PROCESS

我們在此!
We are here!

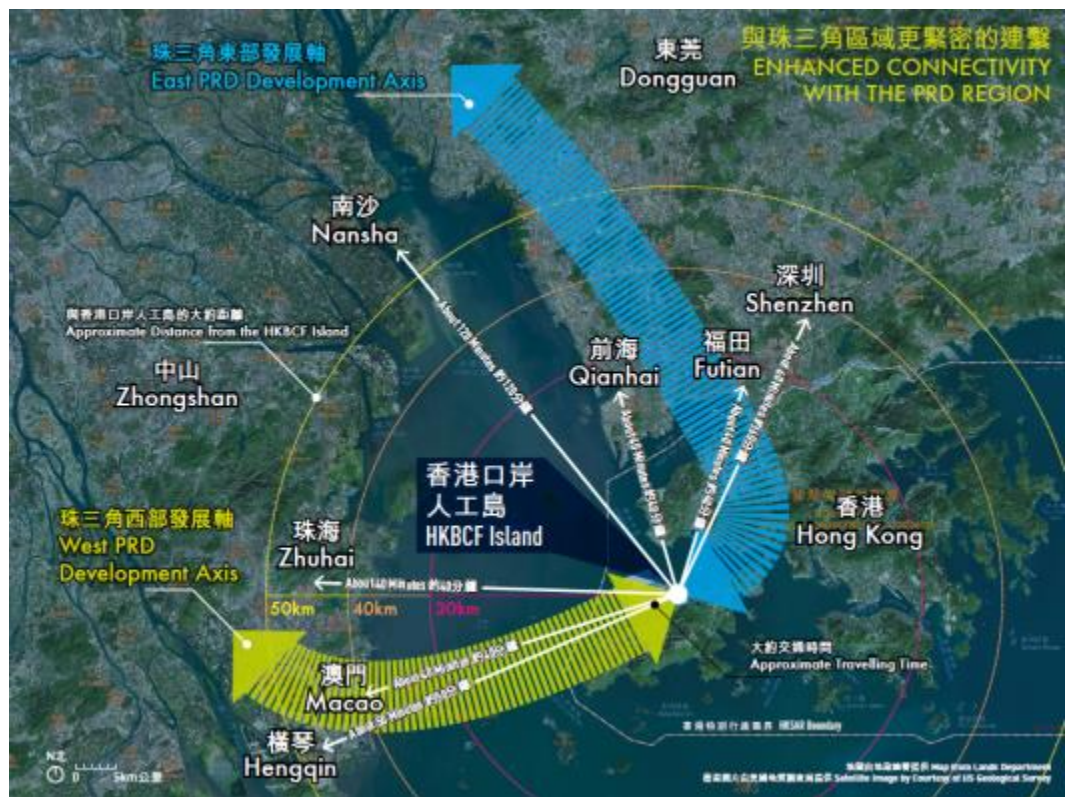


發展機遇 DEVELOPMENT OPPORTUNITIES

- 橋頭經濟的發展潛力
Potential for Bridgehead Economy



- 珠三角區域發展與更緊密連繫
PRD Regional Development and Enhanced Connectivity



發展機遇 DEVELOPMENT OPPORTUNITIES

- 與大嶼山現有及規劃中的景點的協同效應
Synergy with Existing and Planned Tourist Attractions of Lantau
- 完善的交通基建
Well-planned Transport Infrastructure



發展限制 DEVELOPMENT CONSTRAINTS

- 機場高度限制
Airport Height Restrictions
- 飛機噪音和空氣質素
Aircraft Noise and Air Quality Issue
- 保安要求
Security Requirements
- 內部連接問題
Internal Connectivity Issue
- 對外交通連接
External Connectivity



策略性規劃目標 STRATEGIC PLANNING GOAL

「把握橋頭機遇」

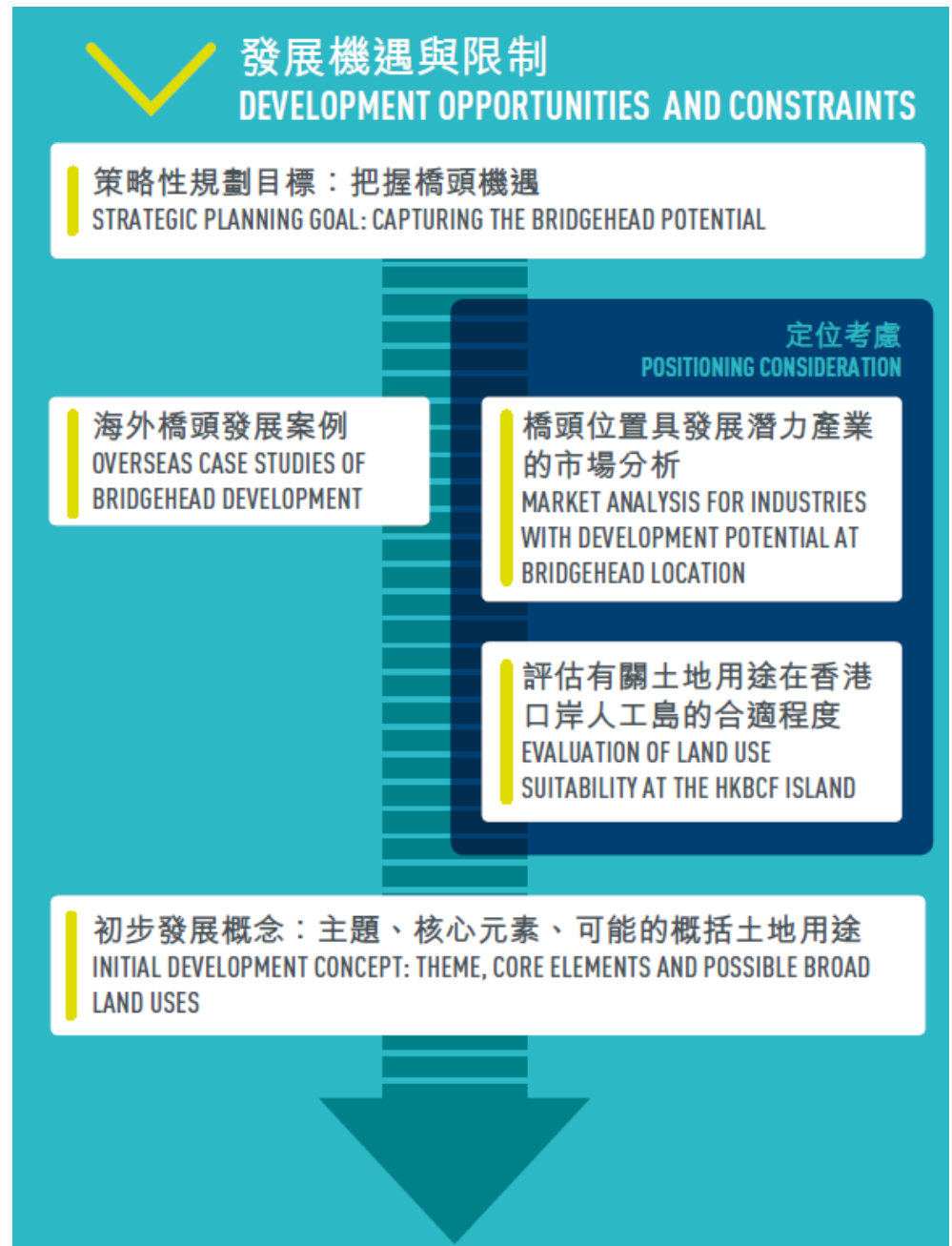
“Capturing the Bridgehead Potential”

- 人工島位於橋頭位置，是國際及區域門戶，人流、物流在此聚散
The HKBCF Island is at a **bridgehead location** serving as both an international gateway and a regional gateway where the **flows of people and goods** converge and radiate out to different locations
- 把握這些人流和物流所帶來的機遇，發展橋頭經濟是首要發展目標
Capturing the opportunities arising from these flows of people and goods and developing a **bridgehead economy** is the paramount goal



策略性規劃目標 STRATEGIC PLANNING GOAL

- 實踐策略性規劃目標
Implementing the Strategic Planning Goal



定位考慮 POSITIONING CONSIDERATION

市場定位研究

Market Positioning Study

街頭問卷調查 Intercept Surveys

香港居民 Hong Kong Residents

- 超過九成選擇家庭為本的零售及餐飲設施
>90% prefer family-oriented retail and catering
- 八成四選擇主題娛樂設施
84% prefer themed entertainment facilities
- 八成選擇酒店
80% prefer hotel
- 七成五選擇創意產業用途
75% prefer creative industries uses

旅客 Visitors

- 八成三選擇家庭為本的零售及餐飲設施
83% prefer family-oriented retail and catering
- 八成選擇酒店
80% prefer hotel
- 七成一選擇主題娛樂設施
71% prefer themed entertainment facilities

業界訪問 Stakeholder Interviews

受訪者普遍認為人工島適合以下用途：

Stakeholders consider the following uses as suitable for the HKBCF Island:

- 辦公室
Office
- 會議設施
Conference Facilities
- 商務酒店
Business Hotels
- 零售設施
Retail Facilities
- 物流
Logistics

定位考慮 POSITIONING CONSIDERATION

海外橋頭發展案例

Overseas Case Studies of Bridgehead Development



休閒主導發展

LEISURE-ORIENTED DEVELOPMENT

新加坡 樟宜機場寶石計劃

JEWEL CHANGI AIRPORT, Singapore

商業與物流樞紐

BUSINESS AND LOGISTICS HUB

阿姆斯特丹 史基浦機場航空城

SCHIPOL AIRPORT CITY, Amsterdam

商業主導發展

BUSINESS-ORIENTED DEVELOPMENT

法蘭克福 空中廣場

THE SQUAIRE, Frankfurt

多用途綜合保安庫

MULTIFUNCTIONAL SECURITY VAULT

新加坡 自由港

LE FREEPORT, Singapore

休閒、商業及物流樞紐

LEISURE, BUSINESS AND LOGISTICS HUB

仁川 仁川自由經濟區

INCHEON FREE ECONOMIC ZONE, Incheon

創新主導綜合體

INNOVATION-ORIENTED COMPLEX

大阪 大前大阪城

GRAND FRONT OSAKA, Osaka

具發展潛力產業分析 Potential Industries Analysis



旅遊
TOURISM



零售
RETAIL



創意產業
CREATIVE
INDUSTRIES



會展旅遊
MICE



商業及
專業服務
BUSINESS
AND PROFESSIONAL
SERVICES



物流
LOGISTICS

初步發展構思 INITIAL DEVELOPMENT CONCEPT

初步發展主題

Initial Development Theme

世界匯流

THE WORLD CONVERGING

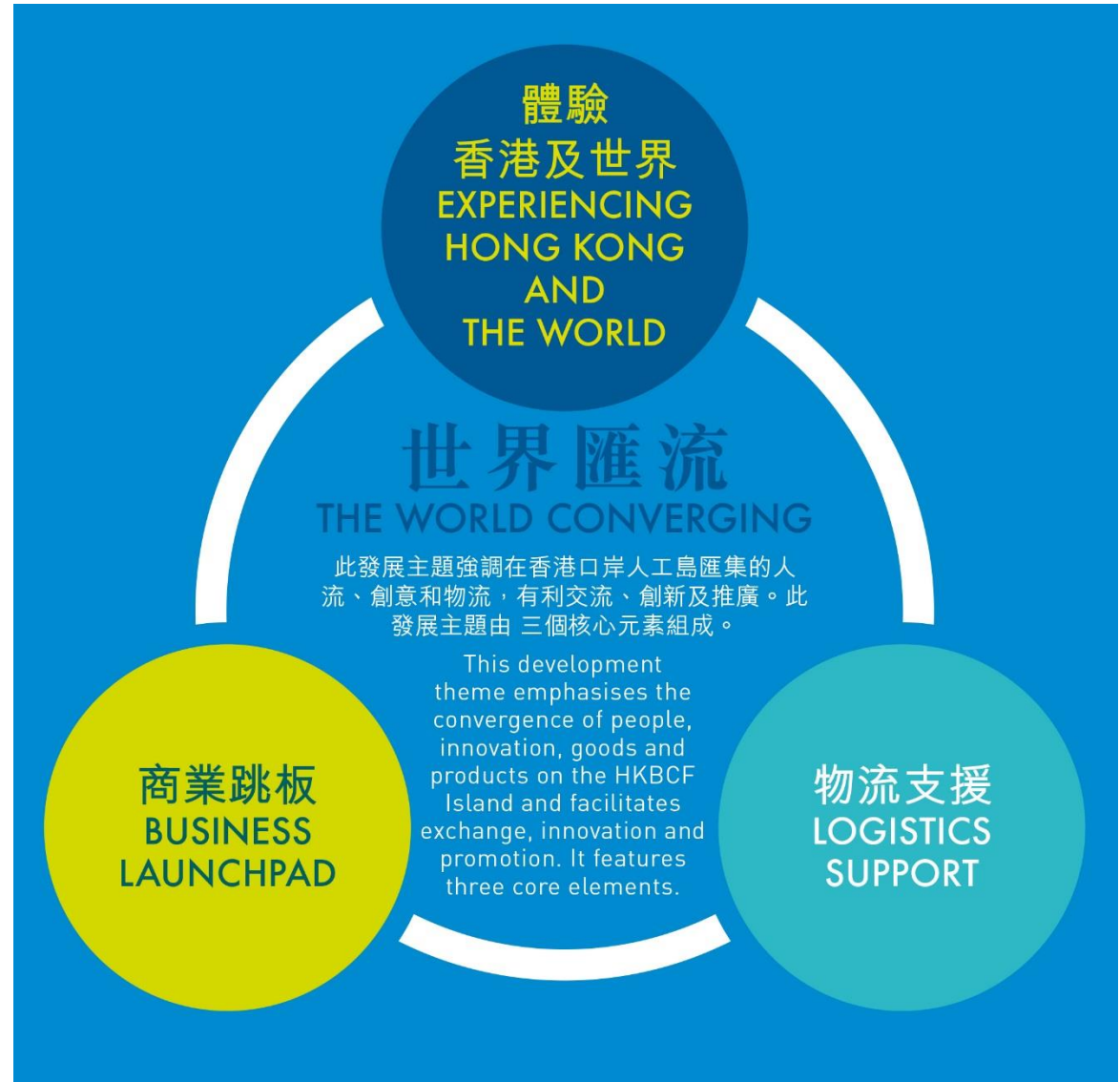
- 人工島匯集的人、創意和貨物商品，有利交流、創新及推廣

Convergence of people, innovation, goods and products on the HKBCF Island facilitates exchange, innovation and promotion

- 三個核心元素

Three core elements

您的意見？
Any views?



初步發展構思 INITIAL DEVELOPMENT CONCEPT

初步構思 Initial Idea

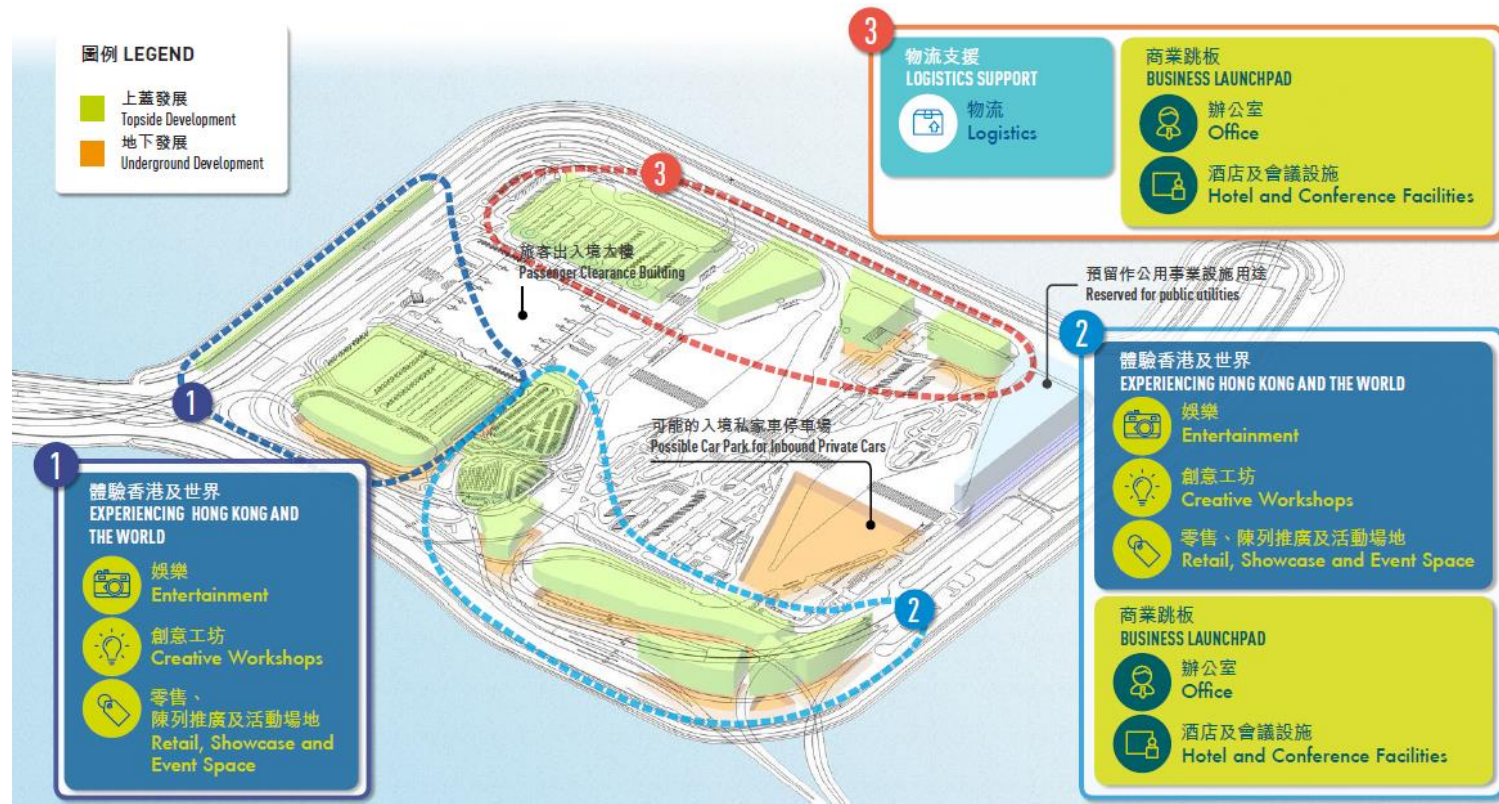
您的意見？
Any views?

- 視乎交通、與口岸設施連接及成本效益等考量，總樓面面積可多於30萬平方米，或可達50萬平方米

Subject to resolution of issues including connectivity, interface with boundary crossing facilities and cost-effectiveness, the gross floor area can be more than 300,000m² and up to 500,000m²

- 實際可發展用地的位置，面積及界線有待進一步研究

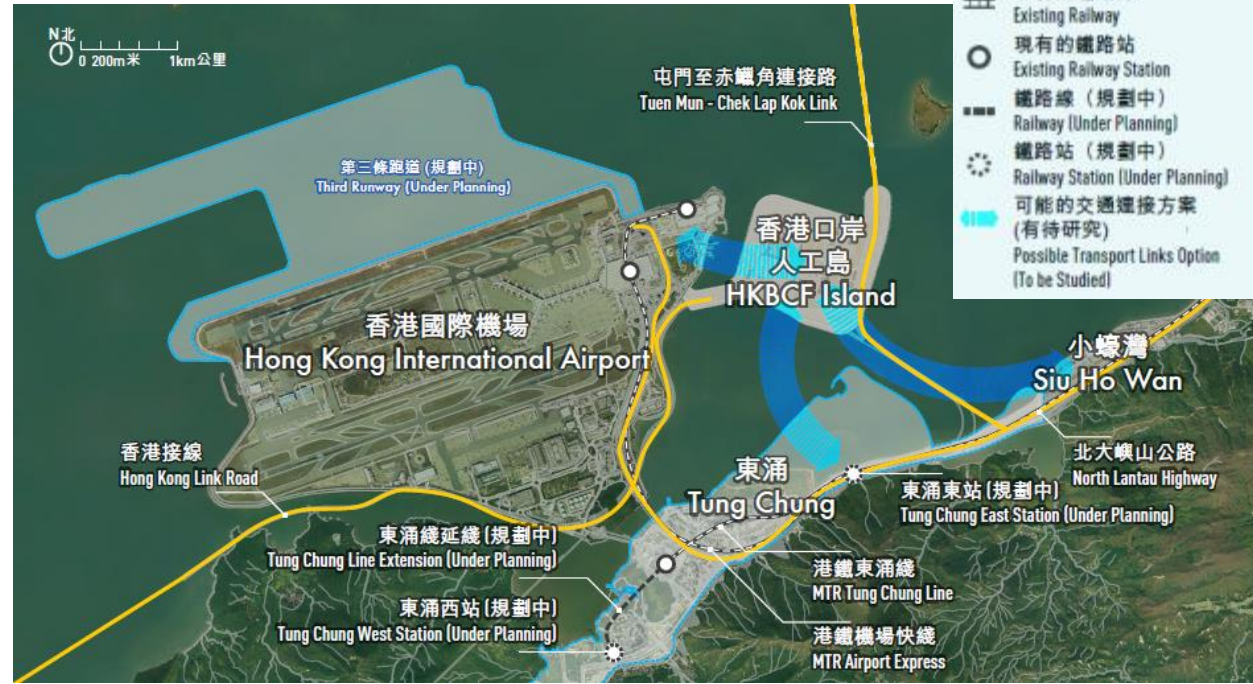
The exact location, size and configuration of the development sites to be worked out.



初步發展構思 INITIAL DEVELOPMENT CONCEPT

初步對外連接概念
Initial Concepts for
External Connectivity

您的意見？
Any views?



技術考量
Technical Assessments

- 下一階段將進行技術評估
Technical Assessments will be conducted in the next stage of Study.

第一階段社區參與

STAGE 1 COMMUNITY ENGAGEMENT



本研究網頁Website of the Study:

www.hzmbbcf-topside.hk

6/7/2015 – 7/9/2015

Activities	Date	Venue
簡介會 Briefing	7/2015- 9/2015	東涌鄉事委員會、離島區議會、城市規劃委員會 及大嶼山發展諮詢委員會等 Tung Chung Rural Committee, Islands District Council, Town Planning Board & Lantau Development Advisory Committee, etc.
焦點小組討論 Focus Group Meeting	7/2015- 8/2015	東涌居民、社區團體、綠色團體、專業團體等 Tung Chung Residents, Community Groups, Green Groups, Professional Institutes, etc.
巡迴展覽 Roving Exhibition	23/7 – 26/7/2015	東涌藍天門廊 Skyline Gateway, Tung Chung
	27/7 – 31/7/2015	北角政府合署 North Point Government Offices
	1/8 – 7/8/2015	東涌逸東邨黎淑英紀念廣場 Lai Shuk Ying Memorial Plaza, Yat Tung Estate, Tung Chung
	8/8 – 15/8/2015	東涌富東邨 (近新東閣) Fu Tung Estate (Near Sun Tung House), Tung Chung
	16/8 – 23/8/2015	東涌市政大樓 Tung Chung Municipal Services Building
	24/8 – 1/9/2015	中環展城館 City Gallery, Central
	2/9 – 7/9/2015	中環海港政府大樓 Harbour Building, Central
社區論壇 Community Forum	23/8/2015	東涌香港教育工作者聯會黃楚標中學 Hong Kong Federation of Education Workers Wong Cho Bau Secondary School, Tung Chung

活動詳情或有變動，詳情請瀏覽研究網站

Event details subject to change, please refer to the Study Website for the latest information.

An aerial photograph of a large artificial island under construction in a bay. The island is a long, narrow strip of land with a sandy and dirt-covered surface, featuring several construction cranes and structures. The surrounding water is a deep blue-green, with numerous small boats and larger vessels scattered throughout. In the background, a city skyline with high-rise buildings is visible, along with a range of mountains under a bright blue sky with wispy clouds.

謝謝

Thank you